

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK

Case number *(if known)*

Chapter

11☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 540 Willoughby Avenue, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 74-3294837

4. Debtor's address

Principal place of business

123 Church Avenue
Brooklyn, NY 11218

Number, Street, City, State & ZIP Code

Kings

County

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

7218 Avenue M Brooklyn, NY 11234

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor **540 Willoughby Avenue, LLC**
Name

Case number (if known)

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?**Check one:**

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☒ No.☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?☒ No☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **540 Willoughby Avenue, LLC**
Name

Case number (if known)

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☐ No☒ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____

☒ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?☒ No☐ Yes. Insurance agency

Contact name

Phone

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☐ Funds will be available for distribution to unsecured creditors.
- ☒ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☒ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☒ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **540 Willoughby Avenue, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **June 5, 2018**
MM / DD / YYYY**X /s/ Rahim Siunyalimi / Danny Siony**
Signature of authorized representative of debtor**Rahim Siunyalimi / Danny Siony**
Printed nameTitle **President / Owner****18. Signature of attorney****X /s/ Ira R. Abel**
Signature of attorney for debtorDate **June 5, 2018**
MM / DD / YYYY**Ira R. Abel**
Printed name**Law Office of Ira R. Abel**
Firm name**305 Broadway
14th Floor
New York, NY 10007**
Number, Street, City, State & ZIP CodeContact phone **212.799.4672** Email address **iraabel@verizon.net****1792373 NY**
Bar number and State

Fill in this information to identify the case:Debtor name **540 Willoughby Avenue, LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK**

Case number (if known): _____

☐ Check if this is an
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Bank of New York Mellon as Trustee c/o Leopold & Associates 80 Business Park Dr S 110 Armonk, NY 10504		7218 Avenue M, Brooklyn, NY 11234, Block 8362, Lot 47	Contingent Unliquidated Disputed	Unknown	Unknown	Unknown
Church Avenue Realty LLC c/o Sue Zouky, Sec of Sta 1 Commerce Pl 99 Washington Avenue Albany, NY 12231			Contingent Unliquidated Disputed			\$0.00
CountryWide Mortgage c/o CT Corp. 111 Eighth Ave New York, NY 10011			Contingent Unliquidated Disputed			\$0.00
Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346			Contingent Unliquidated Disputed			\$0.00
NYC Department of Finance 345 Adams Street, 3rd FL Attn: Legal Affairs Divis Brooklyn, NY 11201-3719			Contingent Unliquidated Disputed			\$0.00
NYC Dept. Housing Preserv 100 Gold St, 3rd Fl New York, NY 10030			Contingent Unliquidated Disputed			\$0.00

Debtor **540 Willoughby Avenue, LLC**

Case number (if known)

Name

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
NYC Environmental 59-17 Junction Blvd East Elmhurst, NY 11369			Contingent Unliquidated Disputed			\$0.00
NYS Dept. Of Taxation & F Bankruptcy Unit - TCD Building 8, Room 455 W.A. Harriman State Campu Albany, NY 12227			Contingent Unliquidated Disputed			\$0.00
NYS Dept. of Taxation & F Bankruptcy Unit P.O. Box 5300 Albany, NY 12205			Contingent Unliquidated Disputed			\$0.00
Ramapo Realtry LLC C/O Beys Liston & Mobargh 825 Third Avenue 2nd Floor New York, NY 10022			Contingent Unliquidated Disputed			\$0.00
U.S. Department of HHS Office of General Counsel 26 Federal Plaza, Room 39 New York, NY 10278			Contingent Unliquidated Disputed			\$0.00
U.S. Department of HUD Office of Regional Counse 26 Federal Plaza, Room 35 New York, NY 10278			Contingent Unliquidated Disputed			\$0.00
U.S. Environmental Protec Office of the Regional Co Attn Douglas Fischer, Esq. New York, NY 10007-1866			Contingent Unliquidated Disputed			\$0.00

Debtor **540 Willoughby Avenue, LLC**
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
United States Attorney Attention: Bonni Perlin, Bankruptcy Coordinator Civil Division, Bankr Pro Brooklyn, NY 11201-1820			Contingent Unliquidated Disputed			\$0.00

Bank of New York Mellon
as Trustee
c/o Leopold & Associates
80 Business Park Dr S 110
Armonk, NY 10504

Church Avenue Realty LLC
c/o Sue Zouky, Sec of Sta
1 Commerce Pl
99 Washington Avenue
Albany, NY 12231

CountryWide Mortgage
c/o CT Corp.
111 Eighth Ave
New York, NY 10011

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

NYC Department of Finance
345 Adams Street, 3rd FL
Attn: Legal Affairs Divis
Brooklyn, NY 11201-3719

NYC Dept. Housing Preserv
100 Gold St, 3rd Fl
New York, NY 10030

NYC Environmental
59-17 Junction Blvd
East Elmhurst, NY 11369

NYS Dept. Of Taxation & F
Bankruptcy Unit - TCD
Building 8, Room 455
W.A. Harriman State Campu
Albany, NY 12227

NYS Dept. of Taxation & F
Bankruptcy Unit
P.O. Box 5300
Albany, NY 12205

Ramapo Realtry LLC
C/O Beys Liston & Mobargh
825 Third Avenue
2nd Floor
New York, NY 10022

U.S. Department of HHS
Office of General Counsel
26 Federal Plaza, Room 39
New York, NY 10278

U.S. Department of HUD
Office of Regional Counse
26 Federal Plaza, Room 35
New York, NY 10278

U.S. Environmental Protec
Office of the Regional Co
Attn Douglas Fischer, Esq.
New York, NY 10007-1866

United States Attorney
Attention: Bonni Perlin,
Bankruptcy Coordinator
Civil Division, Bankr Pro
Brooklyn, NY 11201-1820

**United States Bankruptcy Court
Eastern District of New York**

In re **540 Willoughby Avenue, LLC**

Debtor(s)

Case No.

Chapter **11**

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **540 Willoughby Avenue, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

June 5, 2018

Date

/s/ Ira R. Abel

Ira R. Abel

Signature of Attorney or Litigant

Counsel for **540 Willoughby Avenue, LLC**

Law Office of Ira R. Abel

305 Broadway

14th Floor

New York, NY 10007

212.799.4672 Fax:n/a

iraabel@verizon.net